

POLLARD ENTITIES

# 3670 WOODLAND PARK AVEN

ARCHITECTURAL REVIEW COMMITTEE BRIEFING

January 28, 2022





# Site Location & Zoning

## EXISTING PROPERTY INFORMATION

Address : 3670 Woodland Park Ave N  
Property ID Number : 2261500090, 2261500220  
Year Built : 1960, 1923  
Description : Office, Warehouse  
Existing Landmark Building Area : 9,900 sf  
Existing Warehouse Area : 2,123 sf  
Lot Area : 22,800 sf, 6,500 sf  
Neighborhood : Fremont  
Jurisdiction : Seattle

## ZONING INFORMATION

Base : NC2-75 (M)  
Urban Village : Fremont Hub

- Min. FAR:

2:0
- Max. FAR

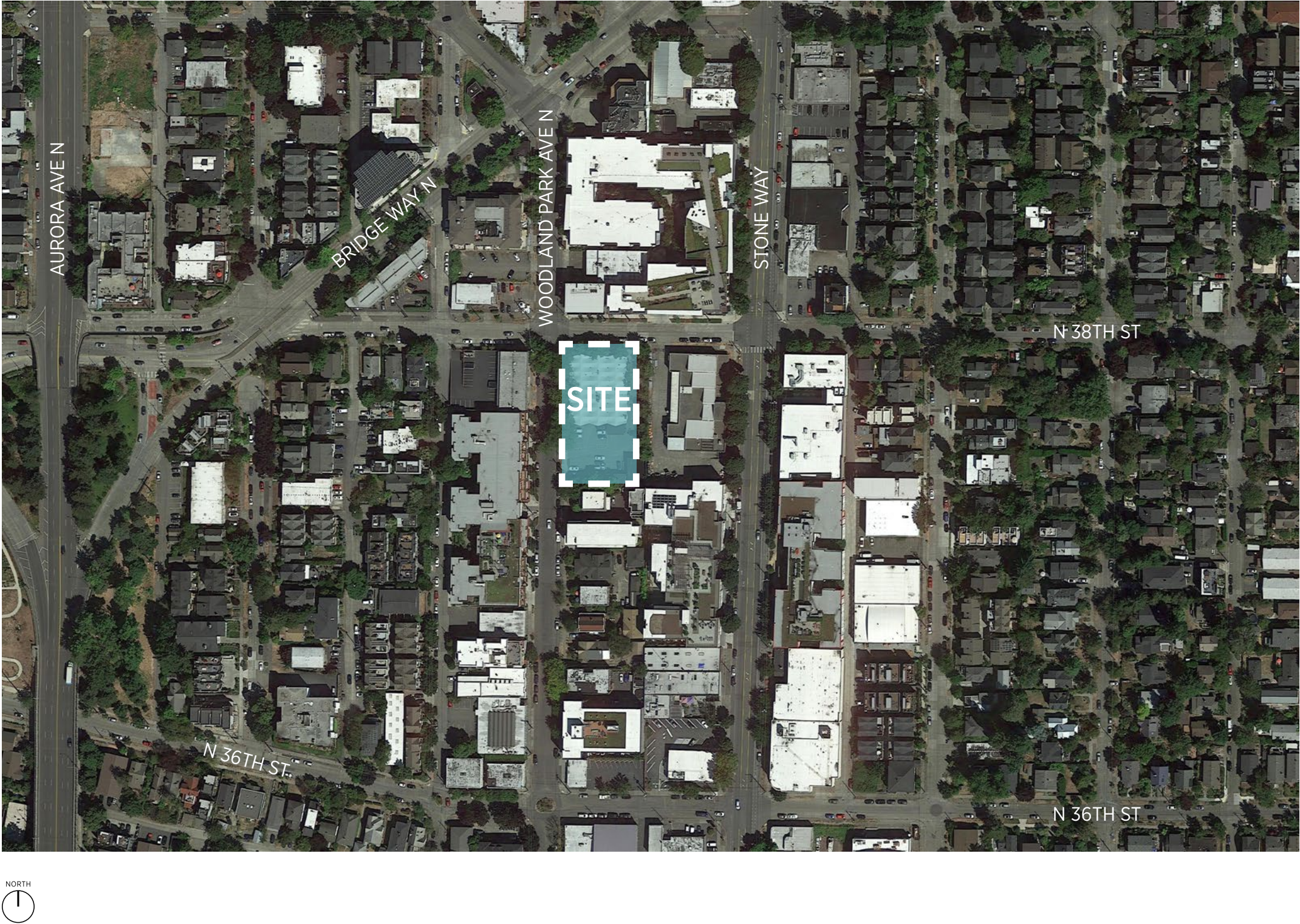
5.5
- Height:

75'
- Setbacks:

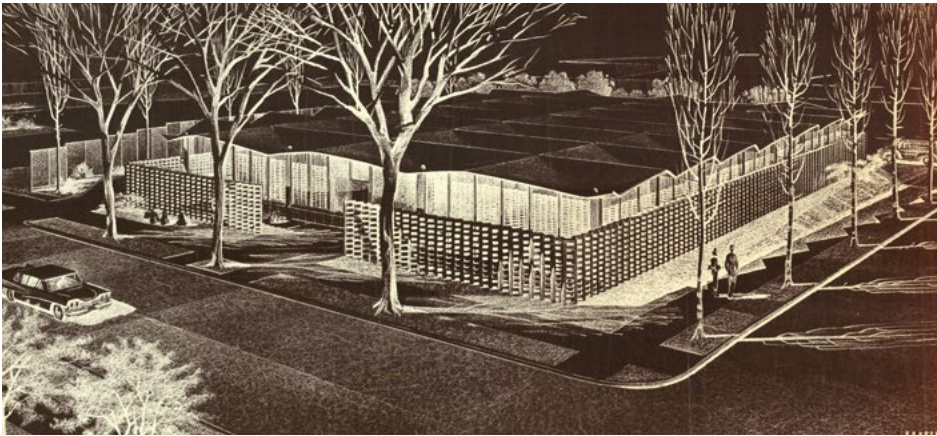
Building over 65' must set back an average of 8' from property line.
- Amenity:

Amenity areas must be greater than 5% of residential GSF.
- Landmark:

The director may waive or allow departures for designated landmark structures.





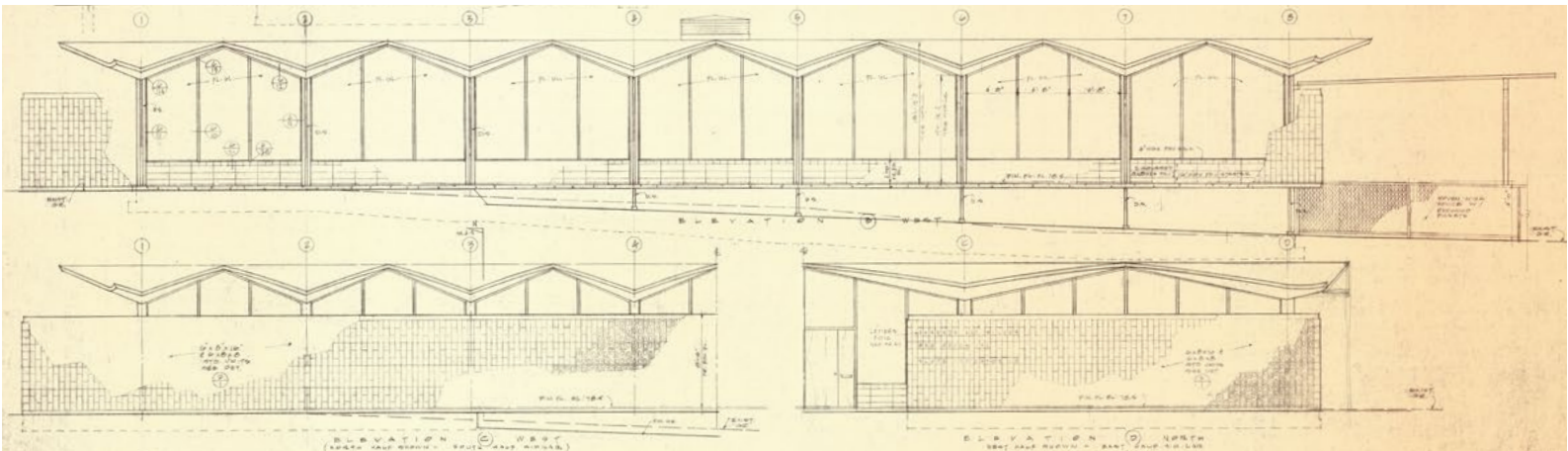


# Shannon and Wilson Office Building

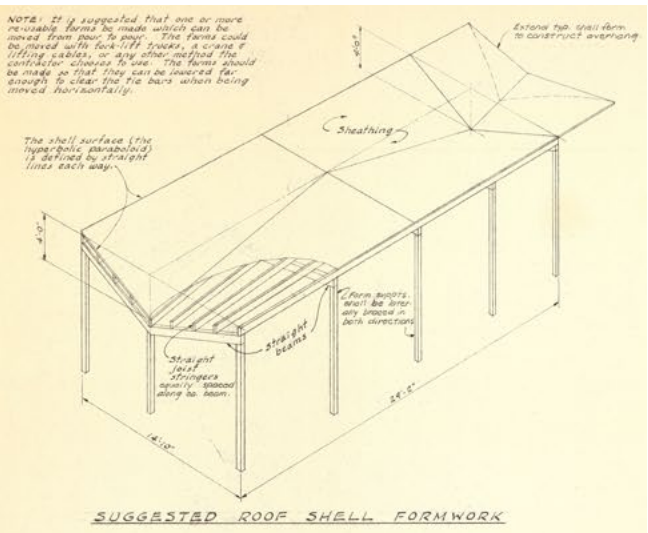
The Shannon and Wilson Office Building was nominated for Landmark status in 2017, as a remarkable example of thin shell concrete architecture that “exemplifies innovative and integrated structural and architectural design from the mid-20th century”. Designed by NBBJ architects and John Skilling (structural engineer) with Jack Chistiansen acting as Creative Designer, the building is one of Seattle’s most iconic Modern style buildings. That being said, the building and structure have suffered over the years with the roof needing significant attention and upkeep, the mechanical systems needing upgrading, and the building systems needing general deferred maintenance.



Original construction set elevations



Original roof “suggested” build detail



Existing roof condition





The current ownership has periodically had the roof areas cleaned, but has begun to have severe leakage problems primarily around the iron drain lines and the penetrations. There have been several attempts at repair without any long-term solutions. Currently the iron drain lines that are encased in the concrete support columns have been inspected and is noted severe rust and deterioration within the columns. It also has been noted that some of the columns are showing signs of cracking and spalling which is an indication of deterioration of the interior structural steel rebar and support steel.

The various old galvanized duct work and flashings have deteriorated beyond just a maintenance fix. These integral galvanized flashings have gone past the designed life of these materials. There are areas built into the roof structures. Sealants at ducting connections have all failed beyond simple maintenance.

The complete roof system has become damaged due to negligence. The membrane roofing requires a significant rebuild of the waterproofing, membrane, rusted and deteriorating metal connections and hardware. Numerous repair patches failed causing immediate damage to the concrete and steel reinforcing. The movement in the structure, the inability for the roofing to withstand expansion and contraction are causing splitting of the roof.

The existing structure is highly dependent on the integrity of embedded steel connectors and structure steel parts and pieces. The deterioration of the thin concrete from water penetration is a real concern for the service life of the building.

This building was designed and built in 1960 with an effective age estimate of 2000 according to the King County Senior Appraiser for Department of Assessments. The building is definitely showing signs of permanent deterioration. The problem is the magnitude of the areas of deterioration, these are not easy fixes and go way beyond the building value after repair.

Added to the stated structural issues, the complete Mechanical, Heating/Ventilating Systems, are completely patched together and inadequate to meet any standard of operation. The Electrical System is so outdated and parts and pieces are becoming difficult to find let alone the inefficiencies of the system.

# Shannon and Wilson Office Building

The current building owners had an extensive inspection of the building's condition this year on October 15th. The summary of which is shown here. Significant maintenance and replacement needs to be done on the roof structure, roof membrane, drainage system, column structure and integral downspouts, and the mechanical and electrical systems. These findings have triggered constructive investigations into alternate life options for the Landmark building in an effort to offset these costs.

## Roof report

### Condition Summary

Membrane:	F
Flashings:	F

Overall:	F
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### Overall Grade

A = 10 Years or more of service life remaining  
B = 8-10 Years of service life remaining  
C = 5-7 Years of service life remaining  
D = 2-4 Years of service life remaining  
F = Less than 1 Year of service life remaining

# Jack Christiansen

Jack V. Chistriansen was one of the most significant thin shell designers of the 20th century. He designed the Seattle Kingdome, the largest free-standing concrete dome ever built. His creative work was both geometrically expressive, as seen in the United States Science Pavilion for the 1962 World's Fair (far right), and structurally ambitious, as seen at the B-52 Hangars for Boeing Company (top left), becoming what he called "sculpture on a grand scale".

He used a repetitive geometrical module to create ambitious, dynamic space. His designs can all be seen as part of a family of shapes - exposing the modularity of his work. They provide a valuable exmple of how structural diversity can be found within a repetitive logical structural system.

[taken from "Sculpture on a Grand Scale: The Strucutal Geometry of Jack Christiansen's Thin Shells" by Tyler S. Sprague]







## Surrounding Neighborhood

The neighborhood has seen significant changes over recent years. Increased density has brought much needed housing to the area, while also introducing a strong, ground floor public mixed-use pedestrian experience. A dense covering of foliage showcases the site's presence within the neighborhood, boasting some of the larger trees in the vicinity.





## Surrounding Neighborhood

Infill as well as large scale residential development has occurred throughout the neighborhood.

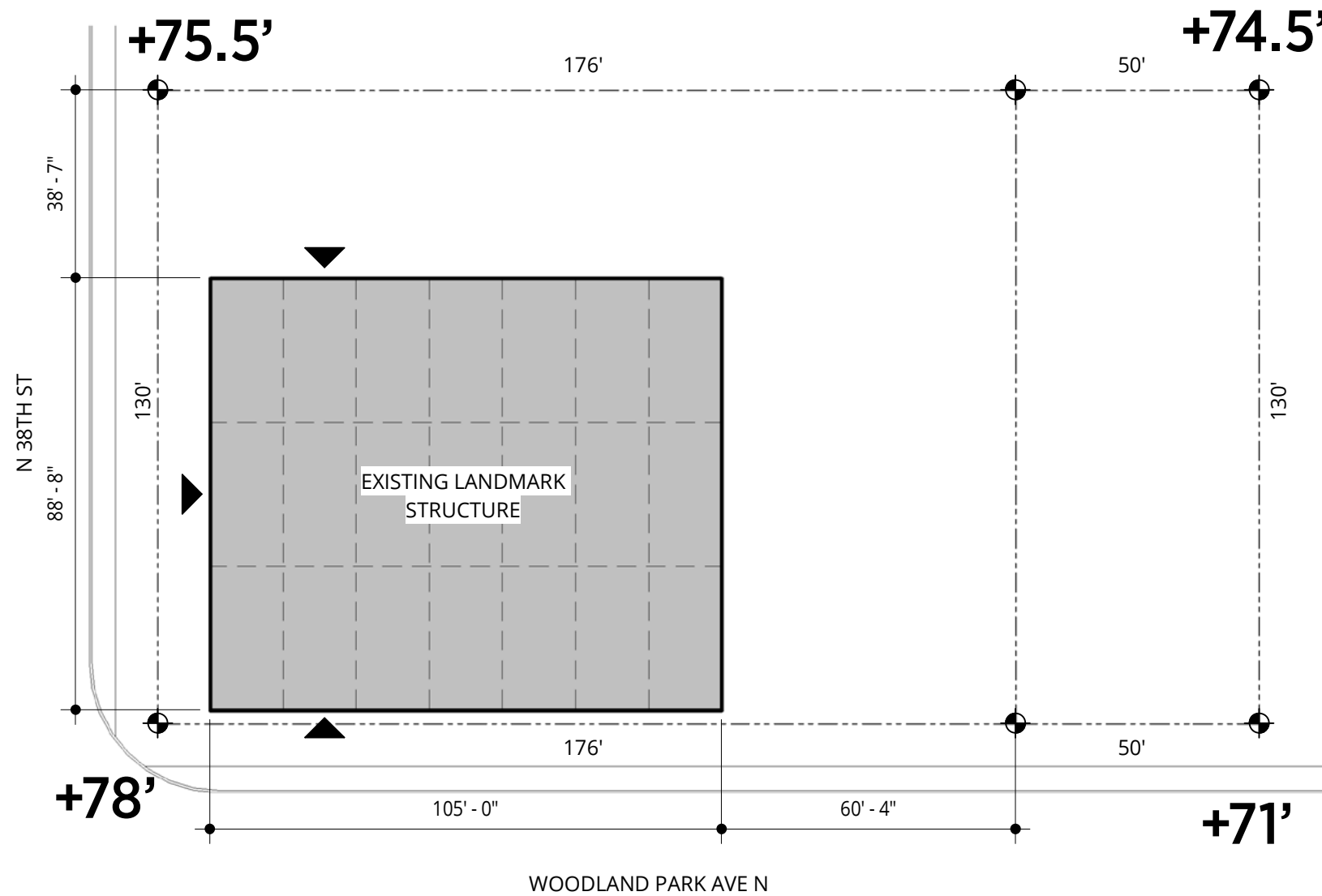
Sidewalk level uses range from walk up units, below grade units, retail, parking garage entrances, and office or residential lobby spaces.



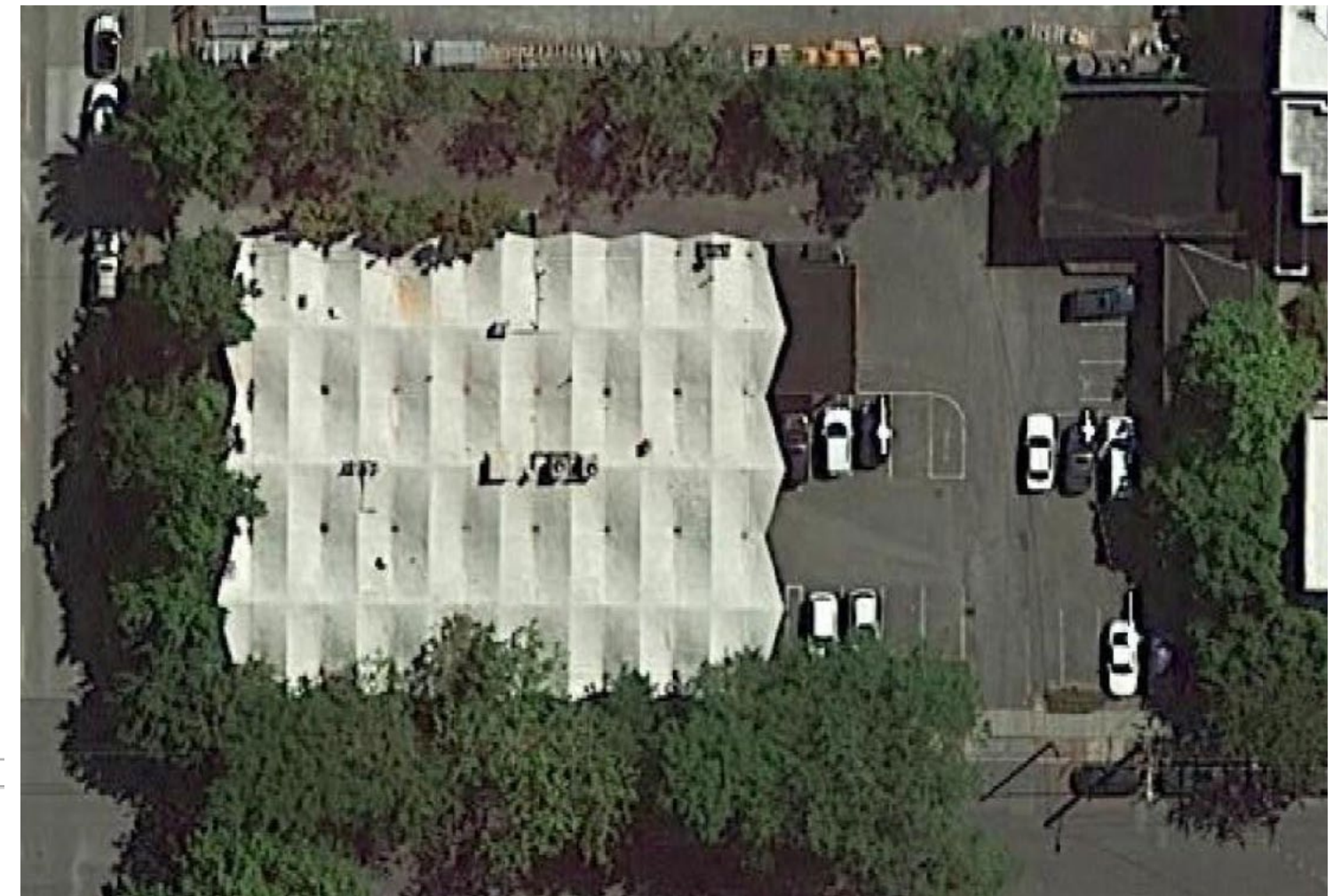


# Existing Site Plan

A dense covering of foliage showcases the site's presence within the neighborhood, boasting some of the larger trees in the vicinity.



**EXISTING SITE PLAN**  
1/32" = 1'-0" SCALE

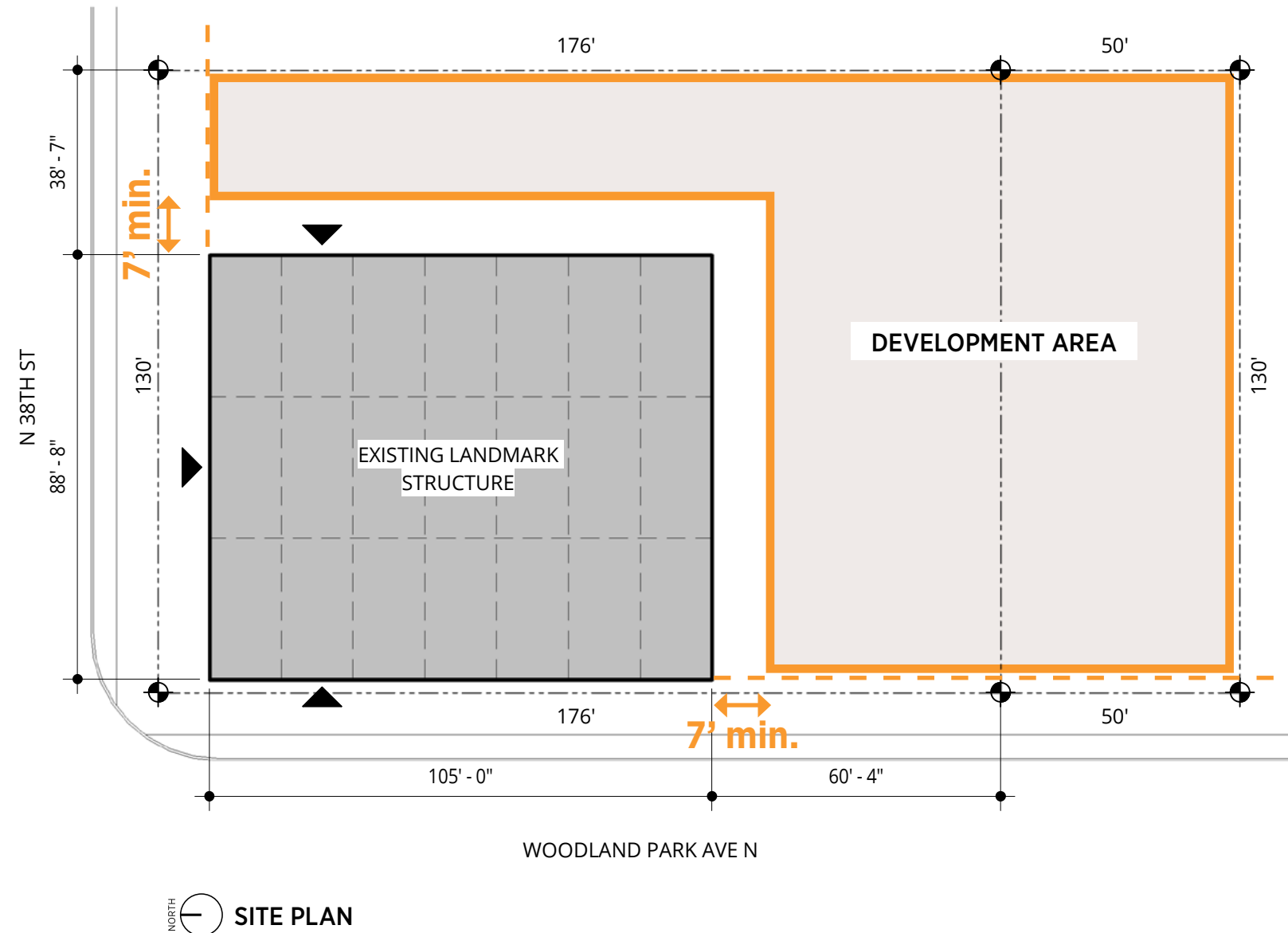


**EXISTING SITE AERIAL**



# Development Guidelines

- Maintain the pedestrian experience of the existing building and screen at the sidewalk.
- Maintain the existing screen wall along the public right-of-way.
- Maintain the existing roof structure - maintain/upgrade as necessary.
- Maintain the existing storefront system - upgrade as necessary for energy code.
- Maintain all existing foliage in and within direct access from the public right-of-way.
- Any new development should be considered as "backdrop" to the existing structure.
- Any new development should enhance and compliment the landmark structure.
- Any structure adjacent to the landmark structure may not be closer to the sidewalk than the landmark structure, and must setback a minimum of 7' from the landmark structure.





# Development Guidelines

- Investigate precedents that evoke the spirit of the Shannon and Wilson Building (form, architecture, intent, ...) and infuse the new development with current day technologies and design which speaks to those.



MID CENTURY MODERN.  
 CLEAN LINES.  
 SIMPLE FORMS.  
 SCREENING.  
 DEEP OVERHANGS.  
 ELEGANT ROOF FORMS.



OPENESS.  
 STRUCTURAL SYSTEMS OF TODAY.



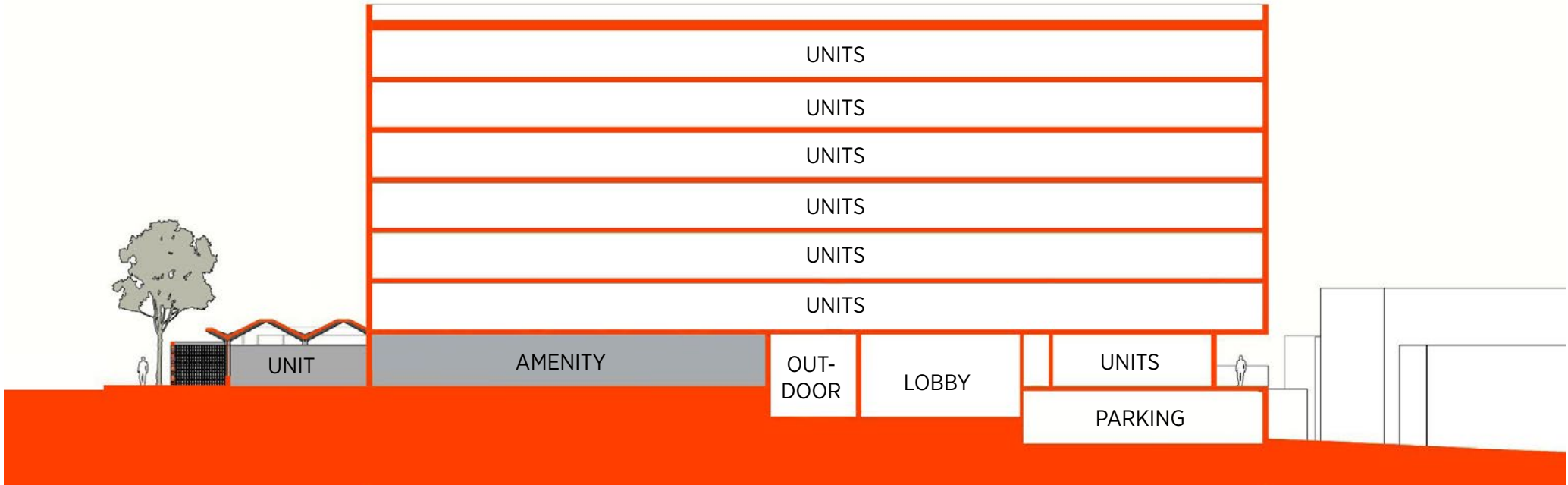
SCREENING  
 PACIFIC NORTHWEST.  
 REPETITION.  
 STANDARD MATERIALS USED  
 IN NON STANDARD WAYS.





“Engage”

- This solution looked to engage directly with the existing building.
- The addition replaces a portion of the existing structure providing much needed structural and systems upgrades.



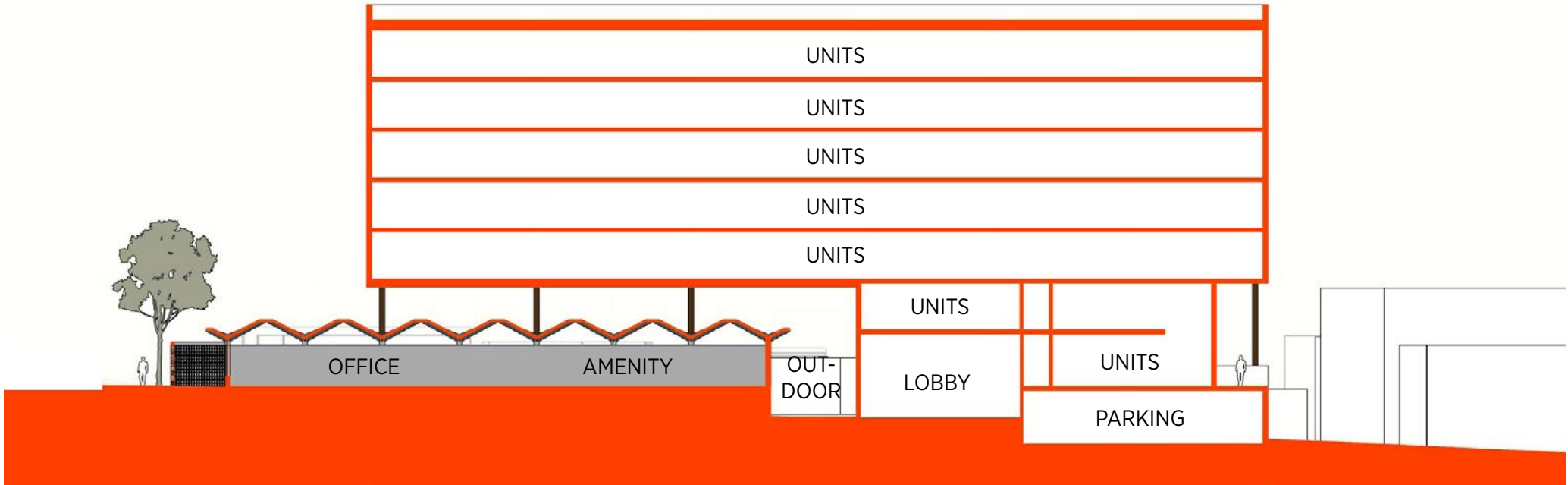
“ENGAGE” NORTH/SOUTH SECTION





“Room to Breathe”

- This solution looked to create space between the addition and the existing building.



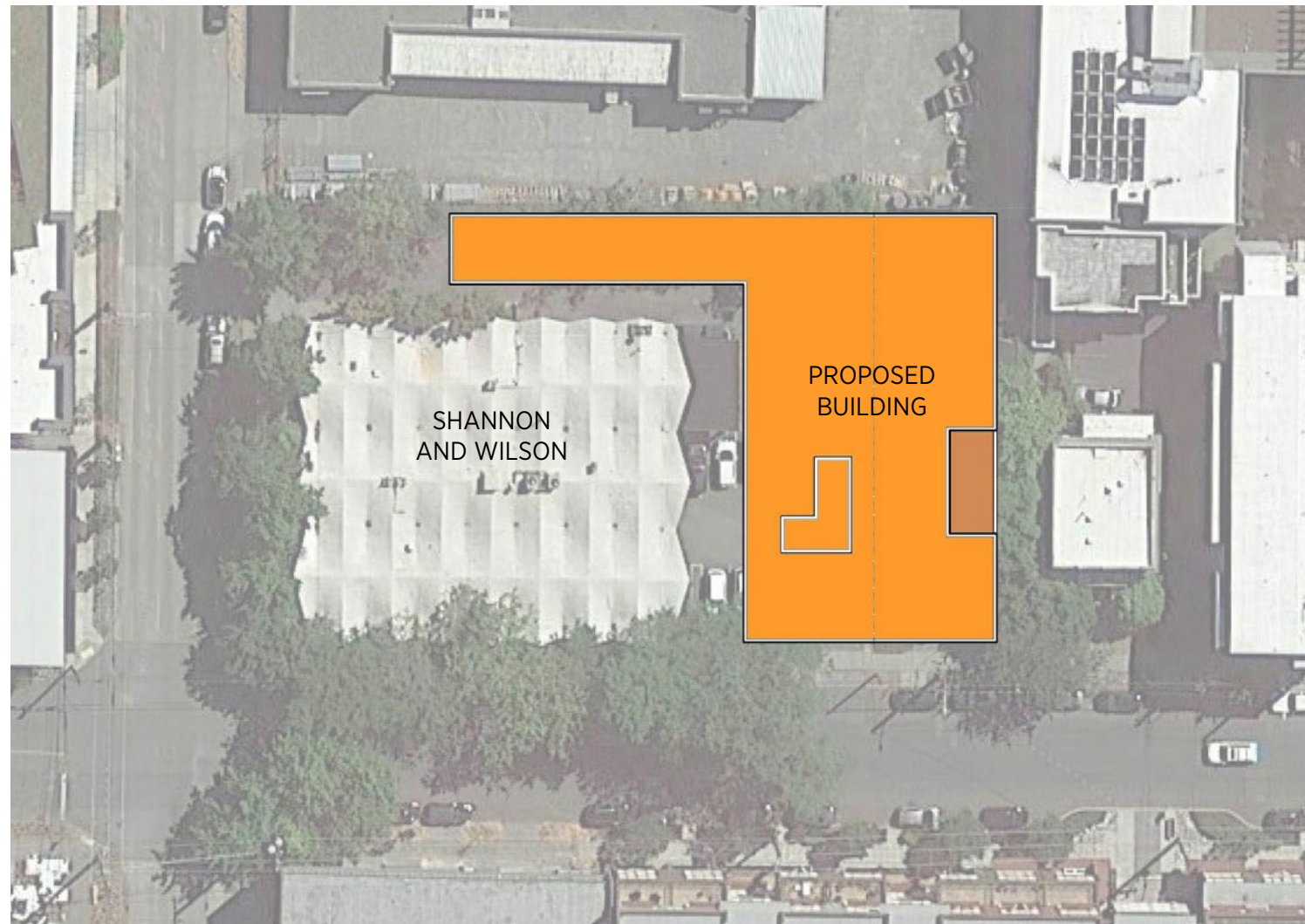
“ENGAGE” NORTH/SOUTH SECTION





## Proposed Option - “The Wall Flower”

- The current proposal is to locate the new building east and south of the Shannon and Wilson building, acting as a backdrop, or a “wall flower”.
- The new development will be designed so as to not interfere or compromise the Shannon and Wilson building.
- There could be a potential connection between the two buildings at the basement level to allow tenants of the Shannon and Wilson building direct and secure access to below grade parking in the new building.
- The at grade space between the two buildings will be used as an entry courtyard space, an outdoor amenity space, and a utility space to allow back of house access to the buildings from the right of way. These will be designed to limit overlap of uses within the space to the greatest extent possible.



NORTH  SITE DIAGRAM



# Proposed Option - The Shannon and Wilson



It is proposed to remove the loading dock and cover on the south side of the building.



The entrances to the building are not up to ADA code and need to be redesigned and replaced, particularly any steps.

- The Shannon and Wilson building will house a single tenant. Potential users include office, food oriented retail, or an office distribution company. Repairs and upgrades will be made within the landmark building to bring it up to acceptable tenant standards while maintaining the contributing assets of the historically significant structure, the most significant of which is the thin shelled concrete roof.
- The roof would be repainted a non-white color to limit visual staining and weathering.



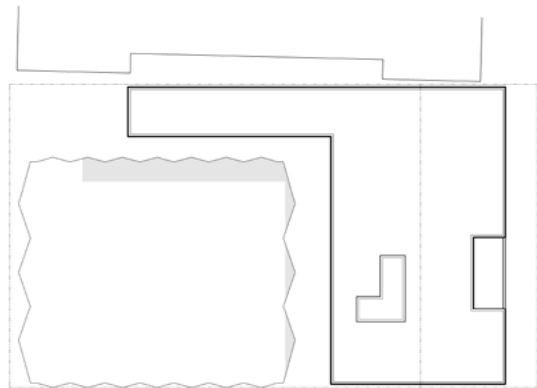
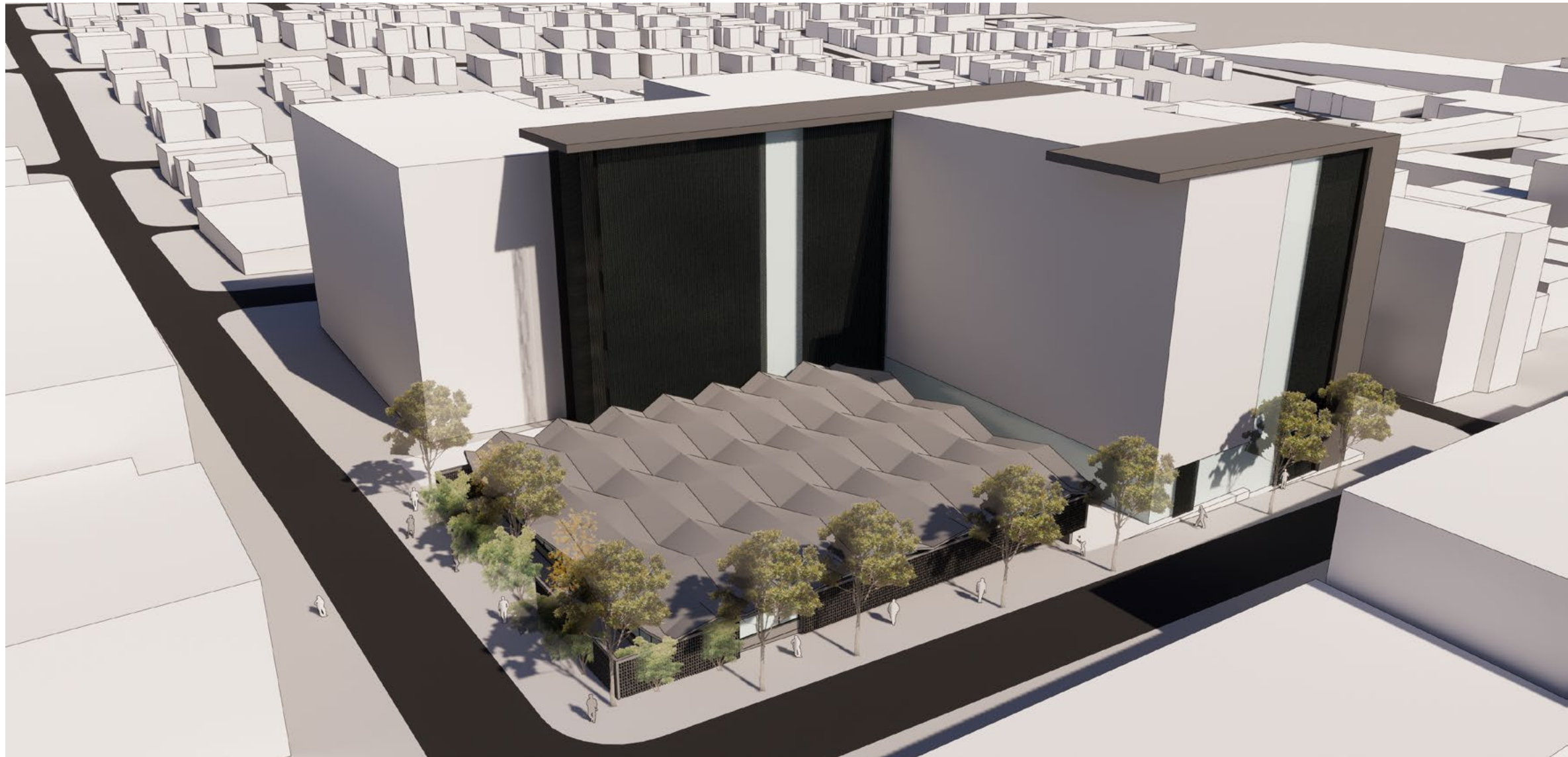
The existing CMU screen wall is limiting access to natural daylight and views in to the active ground floor space and out to the public right of way. We propose to investigate selective removal of the screen wall to create more visual connectiveness.





# The Wall Flower

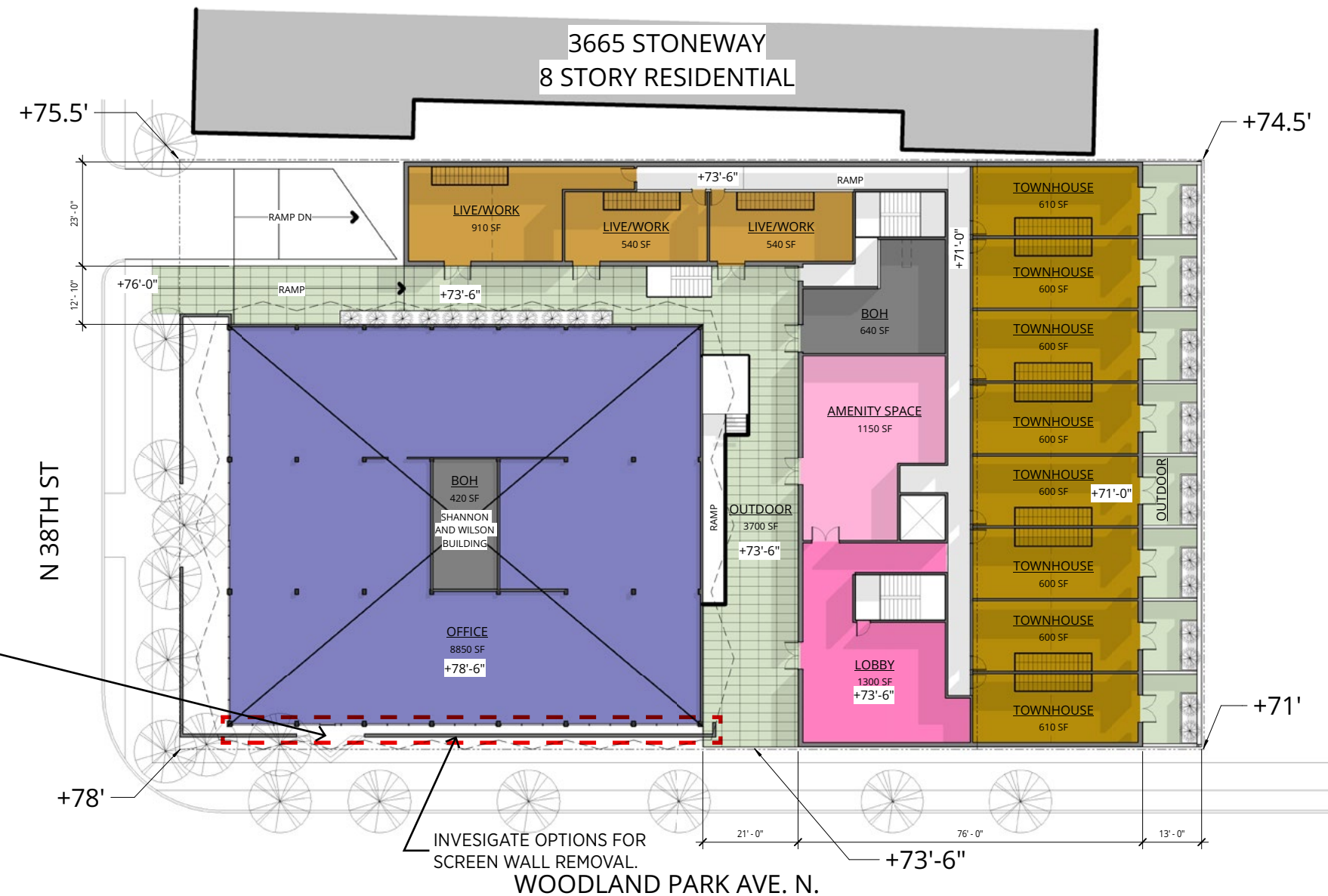
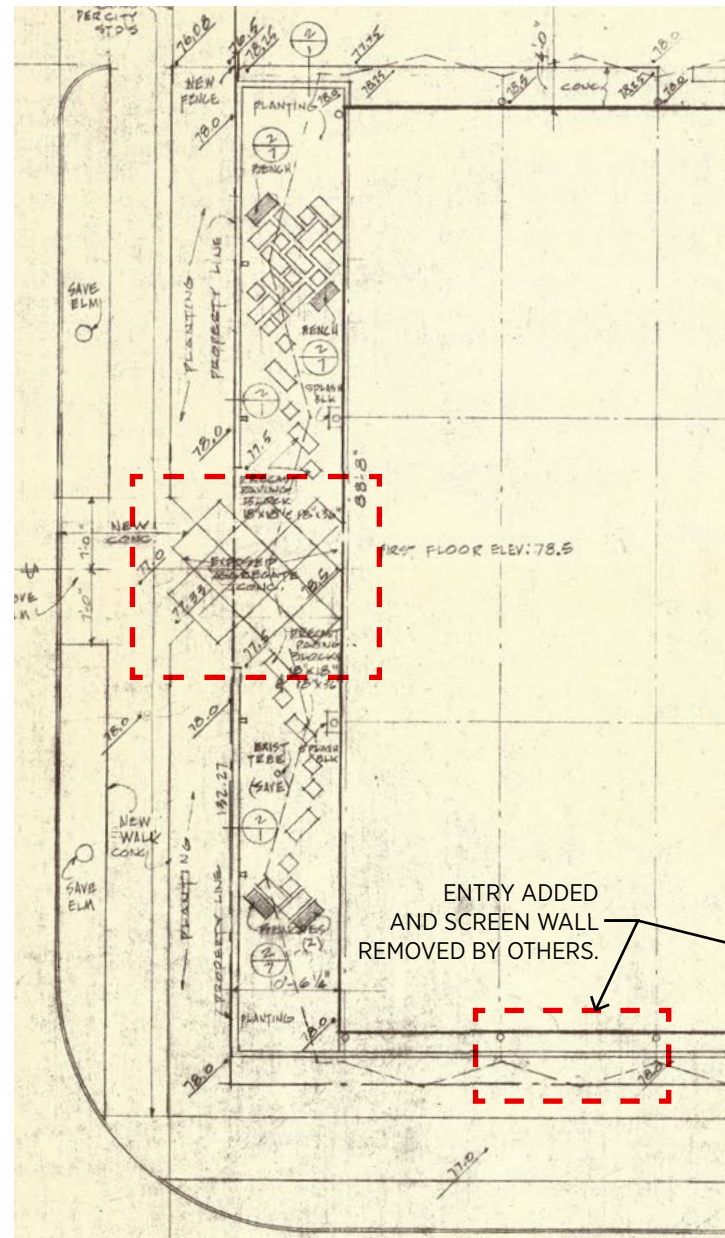
## Massing





# The Wall Flower

## Plans



ORIGINAL FLOOR PLAN

THE INTENT IS TO UPGRADE THE EXISTING BUILDING ACCESS POINTS TO BRING THE FLOOR PLANE UP TO CURRENT ADA STANDARDS, WHILE BEING RESPECTFUL OF THE ORIGINAL DESIGN INTENT OF THE SHANNON AND WILSON DESIGN TEAM.

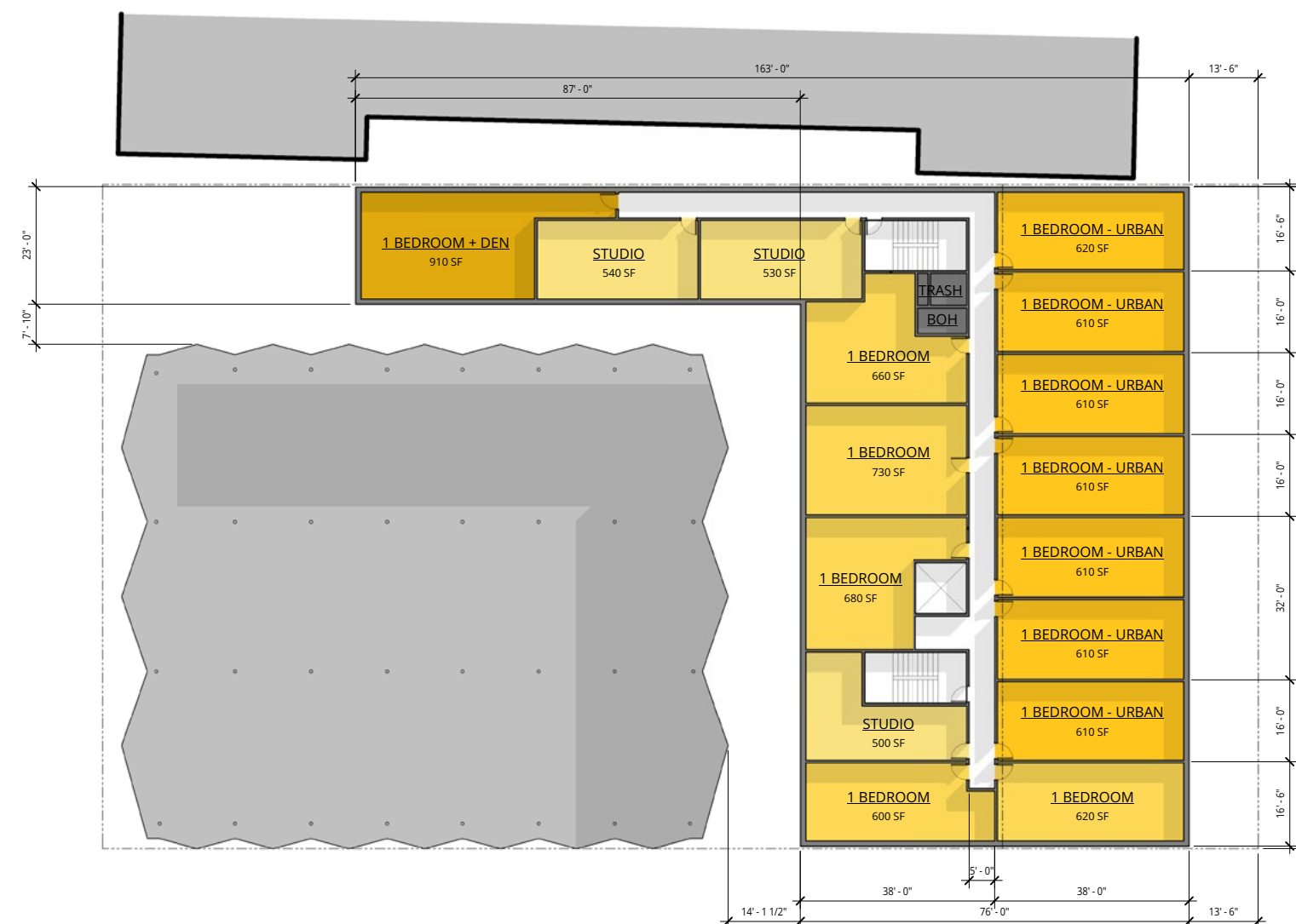
**3670 WOODLAND PARK AVE N**  
**POLLARD ENTITIES**  
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# The Wall Flower

## Plans



NORTH

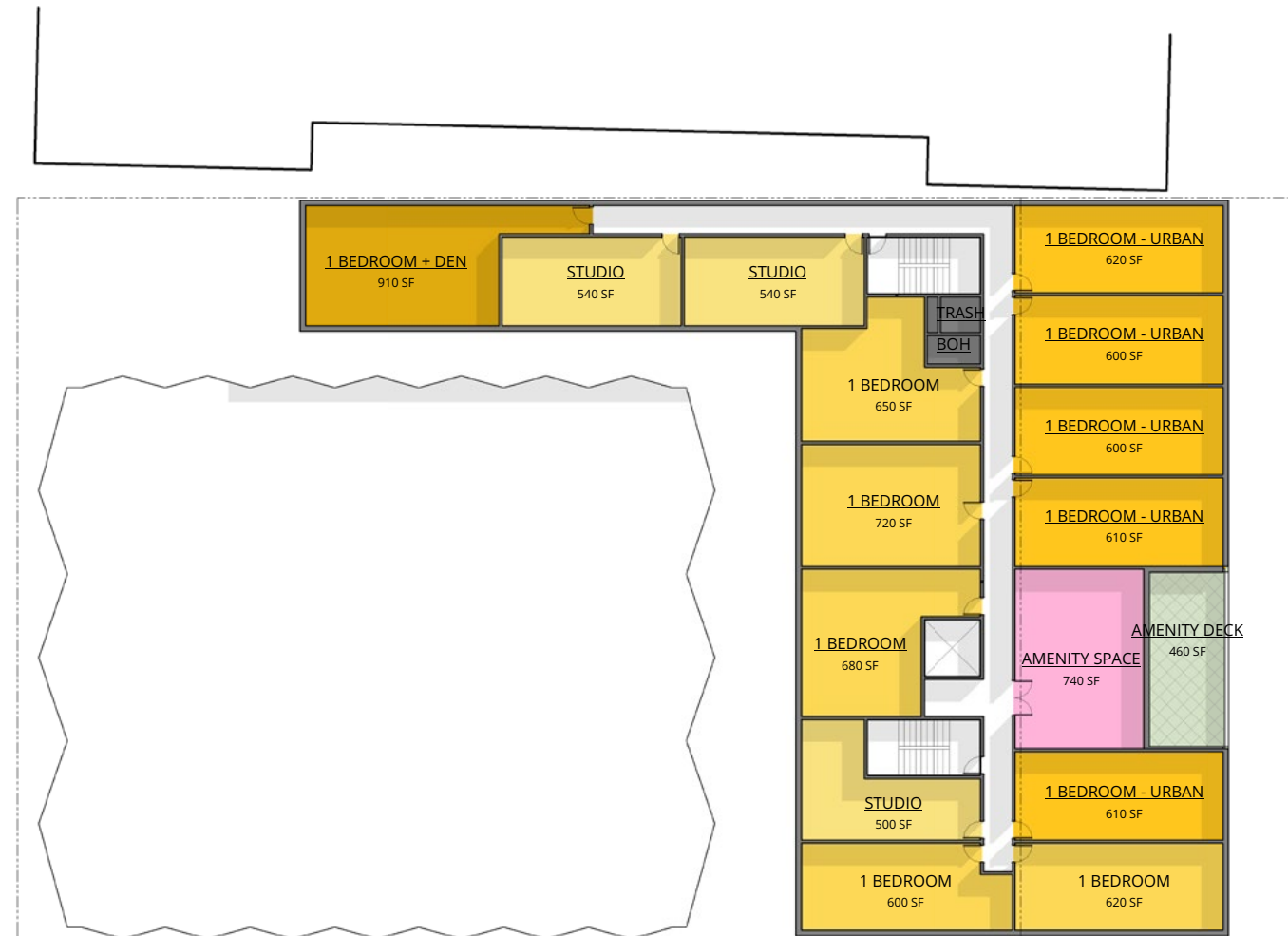
TYPICAL FLOOR PLAN

1/32" = 1'-0"



# The Wall Flower

## Plans

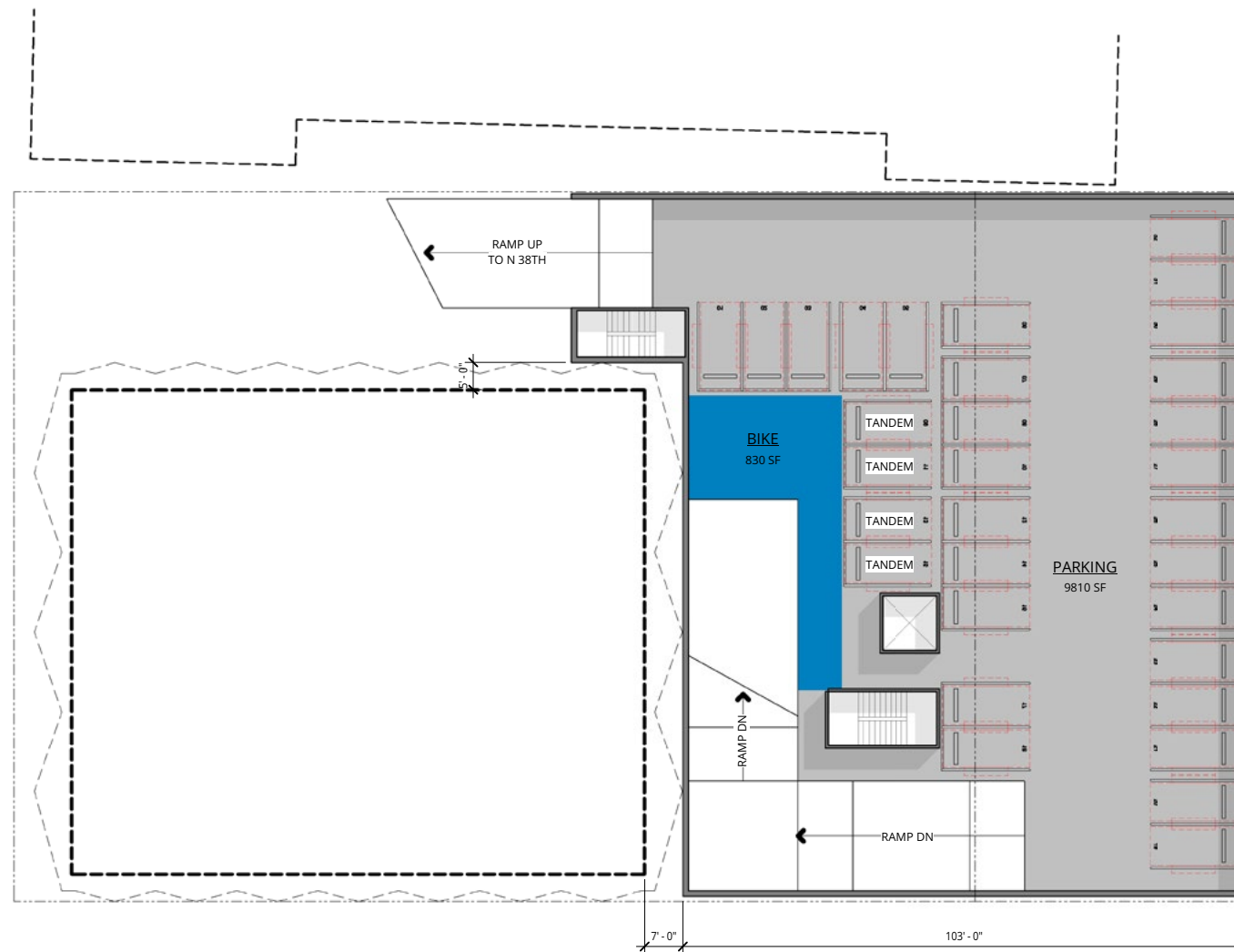



**LEVEL 09 FLOOR PLAN**  
1/32" = 1'-0"



# The Wall Flower

## Plans

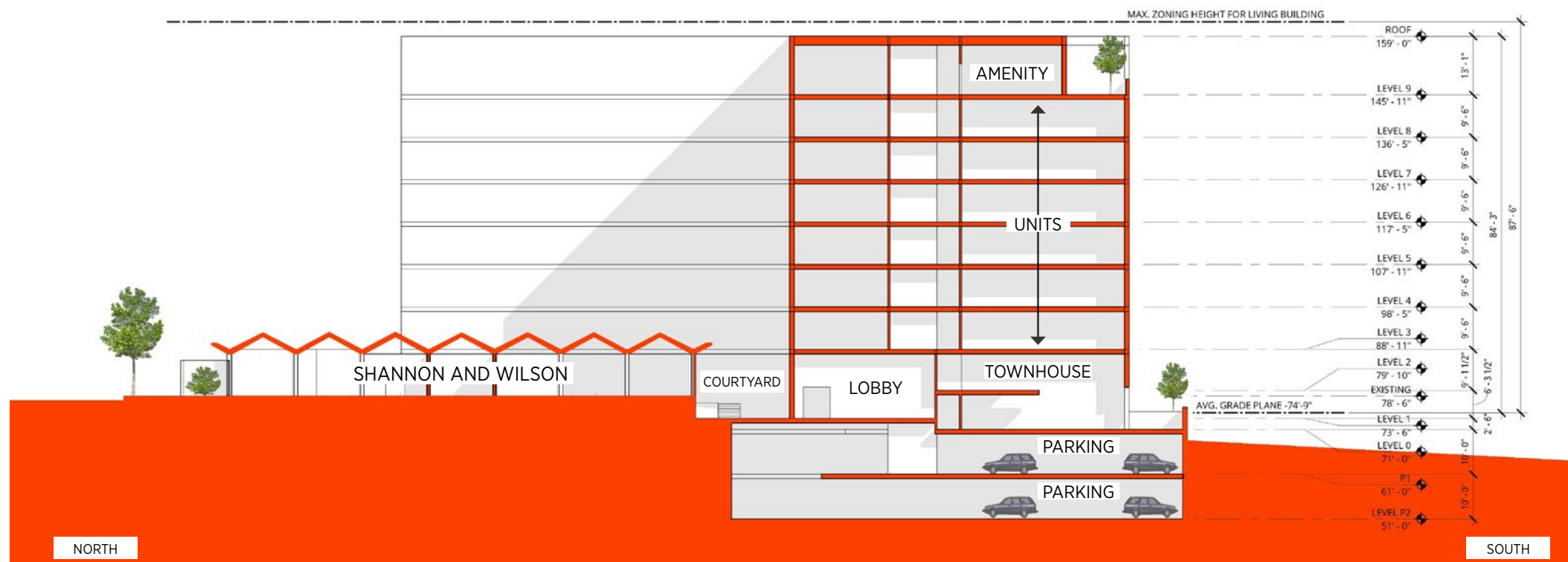


 **BASEMENT PARKING FLOOR PLAN**  
1/32" = 1'-0"



# The Wall Flower

## Building Section



EAST / WEST BUILDING SECTION

$$1/32'' = 1'-0''$$



# The Wall Flower

## Views



NORTHWEST CORNER OF SITE



# The Wall Flower

## Views



LOOKING SOUTH AT SHANNON AND WILSON



# The Wall Flower

## Views



LOOKING WEST ON 38TH



# The Wall Flower

## Views



LOOKING SOUTH ON WOODLAND PARK





# THANK YOU